

From: [Nimr Tamimi](#)
To: [Planning WPC Testimony](#)
Subject: Bill 154 - Opposition
Date: Monday, June 29, 2026 4:19:47 PM

RE: Bill 154 – Commercial Parking Lots and Garages

Aloha Chair and Members of the Windward Planning Commission,

Thank you for the opportunity to testify.

I respectfully **oppose** Bill 154.

If the Commission recommends moving the bill forward, I respectfully request that the Commercial Downtown Hilo (CDH) zoning district be exempted.

At first glance, this appears to be a bill about commercial parking lots. In Downtown Hilo, however, it is really about flexibility. Shared parking is one of the tools that allows existing buildings to adapt to changing community needs through new businesses, change of use, adaptive reuse, upper-floor housing, infill development, and increased density.

For the past several years, County staff, elected officials, property owners, business owners, design professionals, contractors, and community members have worked together to identify and remove barriers that discourage these types of projects. We are currently working on code and permitting improvements intended to make these projects more achievable. Bill 154 unintentionally moves in the opposite direction by creating another barrier.

Downtown Hilo functions differently than most commercial areas. Under the CDH zoning district, developments generally rely on shared public parking and available commercial parking rather than providing parking on every individual property. Many of our historic buildings occupy most of their lots and simply cannot provide additional on-site parking. Limiting future commercial parking options therefore limits the flexibility that makes Downtown Hilo work.

For these reasons, I respectfully ask the Commission to recommend that Bill 154 not be adopted. If it does move forward, I respectfully request that the CDH zoning district be exempted.

Thank you for your time and consideration.

[Thank you](#)

ENGINEERING PARTNERS

Direct (808) 930-7823 | Main (808) 933-7900

nimr.tamimi@epinc.pro | www.epinc.pro

Hawai'i | Las Vegas | Manila | Tokyo

Privileged E-Mail Communication:

This message (including any attachments) is covered by the Electronic Communications Privacy Act, 18 U.S.C. 2510-2521. It may contain confidential information. It is the property of Engineering Partners, Inc. If you are not the intended recipient you must delete this message. You are hereby notified that any disclosure, copying, or distribution of this message is prohibited by law.